Box 12 (DBS)

Davidson County DEEDWARR
Recvd: 07/29/05 13:56 2 pgs
Fees:13.00 Taxes:536.50
20050729-0089045

FROM: G. L. Cushenberry and wife, Janice M. Cushenberry

TO: Helen S. Jenkins

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Helen S. Jenkins 111 Mavella Court Goodlettsville, Tennessee 37072	(same)	Map 18-12-A Parcel 22

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2005.

Dana B. Smith
Notary Public

My Commission Expires OCT. 8, 2005

My Comm. Expires:_____

DANA B. SMITH NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, G. L. Cushenberry and wife, Janice M. Cushenberry, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Helen S. Jenkins, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Emerald Cove, a planned unit development, the plat of which is recorded in Book 6900, pages 629-631, Register's Office for said County, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to G. L. Cushenberry and wife, Janice M. Cushenberry by deed from Jimmy D. Anderson, Jr. and Kimberly R. Anderson F.K.A. Kimberly R. Hudgens, of record as Instrument No. 20021126-0146393, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2005 Metropolitan Government and Goodlettsville City taxes.

2. All matters shown on the plan of record in Book 6900, pages 629 through 631, said Register's Office.

3. Restrictive covenants of record in Book 7511, page 581, said Register's Office.

This is property known as 111 Mavella Court, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 28th day of July, 2005.

G. L. Cushenberry

Janice M. Cushenberry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. L. Cushenberry and Janice M. Cushenberry, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of July, 2005.

Dana B. Smith
NOTARY PUBLIC

My Commission Expires: My Commission Expires OCT. 8, 2005

DANA B. SMITH NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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